

**BOARD OF ADJUSTMENT
CITY OF FORT LAUDERDALE**

**WEDNESDAY, NOVEMBER 8, 2000
7:30 P. M.**

**CITY HALL
CITY COMMISSION CHAMBERS, 1ST FLOOR
100 N. ANDREWS AVENUE
FORT LAUDERDALE, FL**

A G E N D A

1. APPEAL NO. 00-8

APPLICANT:

BRYAN CHALFANT

LEGAL:

BIRCH OCEAN FRONT SUBDIVISION, P.B. 19, P.26, Block 4,
Lots 3, 12 and 13

ZONED:

NBRA- Zoning District

STREET:

539 North Birch Road

ADDRESS:

Fort Lauderdale, FL

APPEALING: **Sec. 47-24.12 (A) (7):** Rehearing of the Board of Adjustment Order from the March 9, 2000, BOA meeting denying a variance under Sec. 47-20.15 (2), to permit eight (8) back-out parking spaces into a public right-of-way for a motel located in a non-residential zoning district where the Code requires that back-out parking into a right-of-way shall be permitted for a motel if located in a residential zoning district only.

2. APPEAL NO. 00-41

APPLICANT:

**JOHN TEMPLE, JOHN ROPES, WILLIAM SHUBIN and
WILLIAM H. BENSON**

LEGAL:

TOWN of FORT LAUDERDALE, Block25, Plat Book B, Page 40,
Lots 12, 13 and 14

ZONED:

H-1- Historic Preservation District

STREET:

304 Southwest Second Street

ADDRESS:

Fort Lauderdale, FL

APPEALING: **Sec. 5-26 (b): Seeking a Special Exception** to permit a restaurant selling alcoholic beverages where the sale and service of such alcoholic beverages is incidental to the sale and service of food, with a distance separation of sixty four feet (**64'**), ninety feet (**90'**), one hundred seventy seven feet (**177'**), one hundred forty eight feet (**148'**), two hundred forty one feet (**241'**), two hundred nineteen feet (**219'**) two hundred fifty feet (**250'**), and two hundred ninety five feet (**295'**) from other existing businesses serving alcoholic beverages, where the Code requires a three hundred foot (**300'**) distance separation between such businesses.

3. **APPEAL NO. 00-42**

APPLICANT: **BARBARA HALL ESQ. c/o SHLOMO and JEANNIE RASABI**
LEGAL: **"SEA ISLAND UNIT TWO", Plat Book 27, Page 4, Lot 38**
ZONED: **RS-8-Residential Single Family/Low Medium Density**
STREET: **2532 Sea Island Drive**
ADDRESS: **Fort Lauderdale, FL**

APPEALING: **Sec. 47-24.12 (A) (7)** : Requesting a Rehearing of the Board of Adjustment Order from the September 13, 2000, BOA meeting denying a variance under **Sec. 47-5.30 (Table of Dimensional Requirements)**: To permit a 390 square foot addition with a rear yard of 19.5 feet, for a single family residence currently under construction on a waterway where the Code requires a minimum twenty five (25) foot rear yard for a property abutting a waterway.

4. **APPEAL NO. 00-47**

APPLICANT: **TABERNACULO DE CRISTO PENTECOSTAL**
HOLINESS CHURCH
LEGAL: **"DAVIE BOULEVARD PARK", Block 9, Lots 4, 5, and 6,**
According to Plat Book 23, Page 6
ZONED; **CF – H – Community Facility – House of Worship**
STREET: **3800-3808 Southwest 14th Street**
ADDRESS: **Fort Lauderdale, FL**

APPEALING: **Sec. 47-8.30 (Table of Dimensional Requirements)**: To permit three (3) existing structures to maintain the following existing non-conforming setbacks: a rear yard of **8.1'** (Bldg. 1), **15.3'** (Bldg. 2), and **15.9'** (Bldg. 3) where the Code requires a minimum twenty (20) foot rear yard. A side yard of **7.50'** (Bldg. 1), where the Code requires a minimum side yard of twenty (20) feet. A corner yard of **19.4'** (Bldg. 3), where the Code requires a minimum corner yard of 25 feet.

5. **APPEAL NO. 00-48**

APPLICANT: **LAUDERDALE LAND and FINANCE COMPANY**
LEGAL: **"BRYANS SUBDIVISION", of Blocks 5, 8, 19, Plat Book 1,**
Page 18, Block 8, Lots 6-10, 15-19
ZONED: **RAC-WMU**
STREET: **108 Northwest 7th Avenue**
ADDRESS: **Fort Lauderdale, FL**

APPEALING: **Sec. 47-3.1** - The Zoning Administrator's Interpretation that the use of two (2) existing outdoor car lifts (previously adjudged by the BOA to not be entitled to legal non-conforming structure status) does not constitute a legal non-conforming use. The Zoning Administrator's determination, upon application for a Building Permit for two (2) outdoor car lifts, that outdoor car lifts are not a permitted use.

6. APPEAL NO. 00-49

APPLICANT:

LEGAL:

ZONED:

STREET:

ADDRESS:

A.J. SCHWENCKE

"NAVARRO ISLE", Plat Book 15, Page 40, Block 1, Lots 3 and 4

RS-8 – Residential Single Family/Low Medium Density

215 Navarro Isle

Fort Lauderdale, FL

APPEALING: Sec. 47-5.31 (Table of Dimensional Requirements for the RS-8 District): To permit the subdivision of a one hundred (100) foot parcel (consisting of (2) 50' platted lots) with one (1) existing single family home constructed on the parcel, into two (2) fifty (50) foot lots to construct an additional single family dwelling abutting a waterway where the Code requires that lots abutting a waterway in the RS-8 district have a minimum lot width of seventy-five (75) feet per single family dwelling.

7. APPEAL NO. 00-50

APPLICANT:

LEGAL:

ZONED:

STREET:

ADDRESS:

KING MOTOR COMPANY of FORT LAUDERDALE

"PROGRESSO", P.B. 2, Page 18, (D), Lots 3, 4, and 5 and Lots 6, 7, and 8, less the West 25 feet all in Block 218 – PROGRESSO, Plat Book 2, Page 18 (D). Parcel "A", RESUBDIVISION of BLOCKS 220 and 221 – PROGRESSO, Plat Book 60, Page 30, Lots 15 and 16, Block 221- PROGRESSO, Plat Book 2, Page 18 of (D). Lots 1 through 20, inclusive and Lots 29, 30, 31, 32, 33, 38, 39, 40, 45, 46, 47, 48 and Lot 44 (less the West 100 feet of the South one half (S ½) Block 219 PROGRESSO, Plat Book 2, Page 18 (D). Tract "A", Less the South 10 feet thereof, of NOBLES ADDITION to PROGRESSO, Plat Book 55, Page 43. Lots 34, 35, 36, 37, 41, 42, 43 and the West 100 feet of the South one-half (S ½) of Lot 44, Block 219 PROGRESSO, Plat Book 2, Page 18, (D).

B-1-Commercial

700-900 East Sunrise Boulevard

Fort Lauderdale, FL

APPEALING: Sec. 47-22.4- To permit four (4) free standing signs on a site that fronts on three (3) streets when the Code permits only two (2) free standing signs for sites fronting on three (3) streets, also Sec. 47-22.3 – To permit four (4) point of purchase signs where the Code permits no more than two (2) point of purchase signs per business property.

8. APPEAL NO. 00-51

APPLICANT:

LEGAL:

ZONED:

STREET:

ADDRESS:

CYPRESS CREEK PARK and RIDE ASSOCIATES LP

"CYPRESS CREEK CENTER", Parcel "A", Plat Book 104, Page 13, of the Public Records of Broward County, and a portion of Interstate 95 lying in Section 10, Township 49 South, Range 42 East M3 (Broward County) – General Industrial District 6600 North Andrews Avenue Fort Lauderdale, FL

APPEALING: **Sec. 39-178 (a) (Of the Broward County Code for property recently Annexed into the City of Fort Lauderdale):** To permit setbacks of eight feet (8' 0"), eleven feet eight inches (11' 8"), and fifteen feet three inches (15' 3") from North Andrews Avenue (a Broward County Traffic way). To construct a 244.332 square foot building, where the Broward County Code requires a setback area of twenty five (25) feet in depth, measured from the future right-of-way line of such traffic way (North Andrews Avenue) as shown on the Broward County Traffic ways Plan and **Sec. 39-178 (d) (6) (Of the Broward County Code):** To permit required parking within the required twenty five (25) foot setback where the Broward County Code states that no uses or structures or part thereof shall be erected or maintained as described in **paragraph (a) of Section 39-178.**

9. **APPEAL NO. 00-52**

APPLICANT: **SCORPION HOLDINGS**

LEGAL: "BAY COLONY of the LANDINGS", Plat Book 62, Page 34, Lot 58

ZONED: RS-4.4 – Residential Single Family/Low Density District

STREET: 40 Compass Isle

ADDRESS: Fort Lauderdale, FL

APPEALING: **Sec. 47-5.30 (Table of Dimensional Requirements):** To permit a rear yard of 20.7', for an existing two hundred forty six (246) square foot addition to a single family residence currently under construction abutting a waterway, where the Code requires a twenty five (25) foot rear yard for properties abutting a waterway.

- **REPORT and FOR THE GOOD OF THE CITY.**

The City maintains a Website for the viewing of BOA Agendas and Results at the following e-mail address:

<http://ci.ftlaud.fl.us/documents/boa/boaagenda.htm>

**GREG BREWTON
ZONING ADMINISTRATOR**

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NOTE: *If you desire auxiliary services to assist in reviewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk at 761-5002 two (2) days prior to the meeting, and arrangements will be made to provide these services for you. A turnkey video system is also available for your use during this meeting.*

NOTE: *If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.*